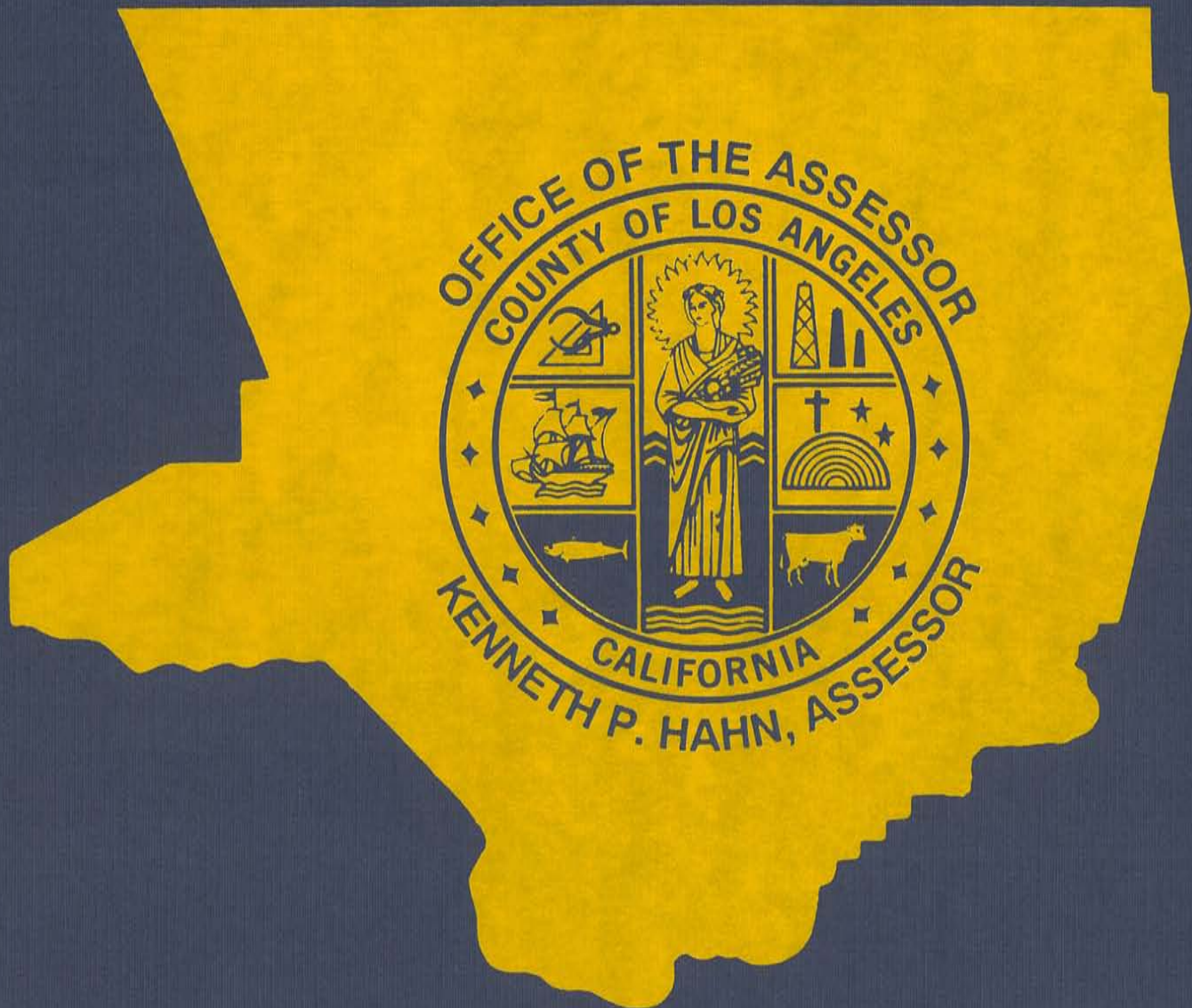


1992 — 1993

ROLL RELEASE



KENNETH P. HAHN

LOS ANGELES COUNTY ASSESSOR



County of Los Angeles

NEWS

From Assessor KENNETH P. HAHN

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**August 3, 1992
FOR IMMEDIATE RELEASE**

ASSESSOR HAHN RELEASES LOS ANGELES COUNTY'S 1992-93 ASSESSMENT ROLL

The 1992-1993 assessment roll was released today by Los Angeles County Assessor Kenneth P. Hahn. The taxable roll of \$480.6 billion assessable value represents an increase of \$27.8 billion, up 6.1% over last year but dramatically less than the 9.7% increase realized for 1991.

"The primary reason for this year's smaller increase is the decline in number of ownership changes and an even greater drop in new construction," stated Hahn. Also reflecting the effects of a sluggish economy was the minimal growth of business personal property and fixture values. "For the first time in this department's history, Los Angeles County has experienced almost zero growth in the business personal property assessment roll. Indications point to a continued flattening in this area as aerospace and defense industries continue to reduce operations," cautioned the Assessor.

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3-3-3-3/ASSESSOR HAHN RELEASES COUNTY'S 1992-93 ASSESSMENT ROLL

Assessor Hahn points to one of the significant reasons his department has been able to generate a timely and accurate roll reflecting a respectable increase during these recessionary times. "It is because of the continued cooperation among the offices of the Assessor, the Auditor-Controller and the Treasurer-Tax Collector. Understandably, current county budget limitations prevent an overhaul of some of the interfacing systems that need upgrading and replacement, however we will continue to work together to provide the best possible service to everyone," concluded Hahn.

Los Angeles City's valuation of \$192.4 billion for land and structures was the highest in the county, an increase of 6% over the prior year.

Long Beach, the county's second most populous city, had the second biggest valuation...\$21.5 billion, a 5.5% increase over 1991-92.

The city of Bradbury was the county's fastest-growing city during the year, with an 11.3% increase in value to a total of \$138 million. It was followed by Bell Gardens, which posted a 10.8% increase and had a total value of \$702 million.

#

FACTORS CAUSING 1992 VALUATION CHANGES FOR LOS ANGELES COUNTY

(Exclusive of Public Utility Valuations) (1)
(Values in Billions)

CURRENT ROLL VALUE CHANGE

	<u>1991</u>	<u>1992</u>	<u>\$ Change</u>	<u>% Change</u>
Local Roll Value Before Exemptions	\$471.578	\$500.083	\$28.505	6.0%
Less: All Exemptions	<u>\$ 18.811</u>	<u>\$ 19.512</u>		
NET LOCAL ROLL VALUE	\$452.767	\$480.571	\$ 27.804	6.1%

FACTORS CAUSING CHANGE

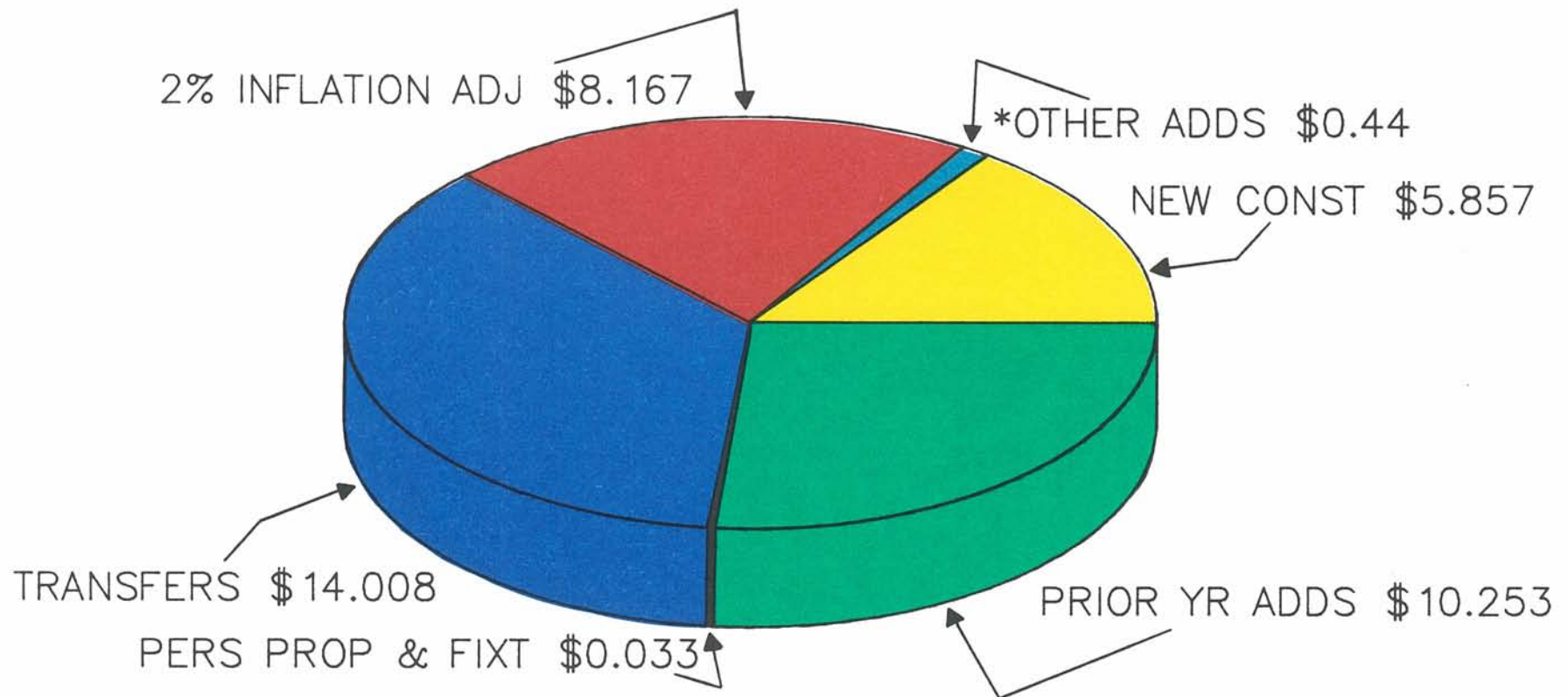
	<u>Change In Dollars</u>	<u>% Of Total Change</u>
Properties Sold and/or Transferred	\$14.008	49.1%
New Construction	\$ 5.857	20.6%
2% Inflation Adjustment (Prop. 13)	\$ 8.167	28.7%
Business Personal Property and Fixtures	\$.033	.1%
Other Additions (2)	<u>\$.440</u>	<u>1.5%</u>
TOTAL INCREASE TO THE 1992 LOCAL ROLL	\$28.505	100.0%
Increments to Prior Rolls (3)	<u>\$10.253</u>	
TOTAL VALUE ADDED DURING THE 1992 ASSESSMENT YEAR	\$38.758	

-
- (1) *Public Utility assessments are made by the State Board of Equalization. Their values should be available by the end of August.*
- (2) *Value increases due to value restorations, newly created parcels, possessory interest, oil and water rights.*
- (3) *Reduction of backlogs for prior tax years thru 1991.*

1992 VALUATION CHANGE

LOS ANGELES COUNTY

(VALUES IN BILLIONS)



*VALUE INCREASES DUE TO VALUE RESTORATIONS,
NEWLY CREATED PARCELS, POSSESSORY INTERESTS,
OIL AND WATER RIGHTS.

**1992 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LOS ANGELES COUNTY (1)**

VALUATIONS

	<u>1991</u>	<u>1992</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$193,603,130,933	\$208,868,459,188		
Buildings and Structures	231,339,047,910	244,545,176,534		
Business Personal Property	<u>46,635,809,791</u>	<u>46,669,150,405</u>		
GROSS TOTAL	\$471,577,988,634	\$500,082,786,127	\$28,504,797,493	6.0%

LESS EXEMPTIONS

Church, Welfare etc,(2)	<u>\$ 11,081,921,457</u>	<u>\$ 11,650,141,379</u>		
Revenue Producing Valuations	\$460,496,067,177	\$488,432,644,748	\$27,936,577,571	6.1%
Homeowner(3)	<u>\$ 7,728,912,480</u>	<u>\$ 7,861,573,335</u>		
Net Total Revenue Producing Valuations(4)	\$452,767,154,697	\$480,571,071,413	\$27,803,916,716	6.1%

1992 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial- Industrial Parcels</u>	<u>No. of Total Parcels</u>
1,760,611	244,771	230,338	2,235,720
Business Assessments: Personal Property & Fixtures			<u>319,221</u>
TOTAL			2,554,941

- (1) The assessed values do not include State Board of Equalization valued properties.
(2) Exemptions not reimbursed to local governments by the State of California.
(3) Exemptions reimbursed to local governments by the State of California.
(4) Valuations on which revenue is collected by Los Angeles County.

**1992 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LOS ANGELES CITY (1)
39% OF TOTAL ROLL**

VALUATIONS

	<u>1991</u>	<u>1992</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$ 76,983,148,583	\$ 82,966,591,619		
Buildings and Structures	92,325,425,366	97,087,455,295		
Business Personal Property	<u>18,026,773,948</u>	<u>18,663,499,151</u>		
GROSS TOTAL	\$187,335,347,897	\$198,717,546,065	\$11,382,198,168	6.1%

LESS EXEMPTIONS

Church, Welfare etc,(2)	<u>\$ 5,748,990,376</u>	<u>\$ 6,280,791,602</u>		
Revenue Producing Valuations	\$181,586,357,521	\$192,436,754,463	\$10,850,396,942	6.0%
Homeowner(3)	<u>\$ 2,619,291,760</u>	<u>\$ 2,657,001,249</u>		
Net Total Revenue Producing Valuations(4)	\$178,967,065,761	\$189,779,753,214	\$10,812,687,453	6.0%

1992 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial- Industrial Parcels</u>	<u>No. of Total Parcels</u>
570,488	107,195	67,766	745,449
Business Assessments:Personal Property & Fixtures			<u>125,008</u>
TOTAL			870,457

- (1) *The assessed values do not include State Board of Equalization valued properties.*
(2) *Exemptions not reimbursed to local governments by the State of California.*
(3) *Exemptions reimbursed to local governments by the State of California.*
(4) *Valuations on which revenue is collected by Los Angeles County.*

**1992 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LONG BEACH CITY (1)
4% OF TOTAL ROLL**

VALUATIONS

	<u>1991</u>	<u>1992</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$ 8,625,673,856	\$ 9,271,543,847		
Buildings and Structures	9,765,880,856	10,316,479,907		
Business Personal Property	<u>2,488,950,666</u>	<u>2,446,606,119</u>		
GROSS TOTAL	\$ 20,880,505,378	\$ 22,034,629,873	\$ 1,154,124,495	5.5%

LESS EXEMPTIONS

Church, Welfare etc,(2)	<u>\$ 548,078,410</u>	<u>\$ 582,039,442</u>		
Revenue Producing Valuations	\$ 20,332,426,968	\$ 21,452,590,431	\$ 1,120,163,463	5.5%
Homeowner(3)	<u>\$ 363,767,686</u>	<u>\$ 365,047,685</u>		
Net Total Revenue Producing Valuations(4)	\$ 19,968,659,282	\$ 21,087,542,746	\$ 1,118,883,464	5.6%

1992 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial- Industrial Parcels</u>	<u>No. of Total Parcels</u>
74,634	17,420	12,356	104,410
Business Assessments:Personal Property & Fixtures			<u>16,691</u>
TOTAL			121,101

- (1) The assessed values do not include State Board of Equalization valued properties.
 (2) Exemptions not reimbursed to local governments by the State of California.
 (3) Exemptions reimbursed to local governments by the State of California.
 (4) Valuations on which revenue is collected by Los Angeles County.

**RANKING AMONG 20 HIGHEST VALUED CITIES
IN LOS ANGELES COUNTY**

	<u>City</u>	<u>1992 Assessed Valuation (Value in Billions)</u>	<u>No. of Total Assessments*</u>
1.	Los Angeles	\$192.437	870,457
2.	Long Beach	\$ 21.453	121,101
3.	Torrance	\$ 11.770	45,703
4.	Glendale	\$ 10.793	48,904
5.	Beverly Hills	\$ 9.476	14,056
6.	Santa Monica	\$ 9.304	26,899
7.	Pasadena	\$ 8.907	41,686
8.	Burbank	\$ 7.918	33,059
9.	Santa Clarita	\$ 7.513	44,766
10.	Carson	\$ 6.453	26,038
11.	El Segundo	\$ 5.625	6,313
12.	Redondo Beach	\$ 5.205	22,504
13.	Lancaster	\$ 4.683	45,787
14.	Palmdale	\$ 4.667	38,259
15.	Pomona	\$ 4.543	33,464
16.	Rancho Palos Verdes	\$ 4.125	15,952
17.	Downey	\$ 4.099	25,988
18.	Arcadia	\$ 4.039	17,874
19.	Manhattan Beach	\$ 4.009	13,876
20.	West Covina	\$ 3.902	27,194

* Composite of Real Property Parcels and Business Assessments

LOS ANGELES COUNTY NET ASSESSED VALUATION (1)

(EXCLUSIVE OF PUBLIC UTILITY VALUATION)

(VALUES IN BILLIONS)

	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>
LOS ANGELES COUNTY NET TOTAL	\$223.790	\$245.219	\$266.543	\$298.703	\$330.228	\$369.526	\$412.831	\$452.767	\$480.571
INCREASE IN VALUE	\$ 20.067	\$ 21.429	\$ 21.324	\$ 32.160	\$ 31.525	\$ 39.298	\$ 43.305	\$ 39.936	\$ 27.804
PERCENT CHANGE	9.9%	9.0%	8.7%	12.1%	10.6%	11.9%	11.7%	9.7%	6.1%

(1) ALL VALUES ARE EXCLUSIVE OF ALL EXEMPTIONS

LOS ANGELES COUNTY
DISTRIBUTION OF VALUE BY PROPERTY TYPE
TOTAL COUNTY VALUATION (1)
(VALUE IN BILLIONS)

<u>YEAR</u>	<u>TOTAL ROLL MARKET VALUE</u>	<u>SINGLE FAMILY RESIDENTIAL VALUE</u>	<u>% OF TOTAL ROLL</u>	<u>RESIDENTIAL INCOME VALUE</u>	<u>% OF TOTAL ROLL</u>	<u>COMMERCIAL INDUSTRIAL VALUE</u>	<u>% OF TOTAL ROLL</u>
1969	\$65.6	\$28.8	43.9%	\$8.4	12.8%	\$28.4	43.3%
1970	\$69.2	\$30.0	43.4%	\$9.2	13.3%	\$30.0	43.3%
1971	\$72.0	\$30.8	42.8%	\$9.6	13.3%	\$31.6	43.9%
1972	\$75.2	\$32.4	43.1%	\$10.4	13.8%	\$32.4	43.1%
1973	\$72.8	\$28.4	39.0%	\$10.8	14.8%	\$33.6	46.2%
1974	\$76.8	\$30.0	39.1%	\$11.2	14.6%	\$35.6	46.3%
1975	\$83.2	\$33.2	39.9%	\$11.2	13.5%	\$38.8	46.6%
1976	\$97.2	\$40.8	42.0%	\$15.2	15.6%	\$41.2	42.4%
1977	\$105.6	\$44.8	42.4%	\$16.4	15.5%	\$44.4	42.1%
1978	\$109.2	\$45.2	41.4%	\$16.0	14.7%	\$48.0	43.9%
1978 ADJ.(2)	\$119.2	\$52.0	43.6%	\$18.0	15.1%	\$49.2	41.3%
1979	\$134.4	\$60.4	44.9%	\$20.4	15.2%	\$53.6	39.9%
1980 (3)	\$150.0	\$71.2	47.5%	\$22.8	15.2%	\$56.0	37.3%
1981	\$170.1	\$82.0	48.2%	\$24.7	14.5%	\$63.4	37.3%
1982	\$190.3	\$90.8	47.7%	\$26.4	13.9%	\$73.1	38.4%
1983	\$203.7	\$97.2	47.7%	\$27.6	13.5%	\$78.9	38.8%
1984	\$223.8	\$105.9	47.3%	\$29.8	13.3%	\$88.1	39.4%
1985	\$245.2	\$115.7	47.2%	\$32.7	13.3%	\$96.8	39.5%
1986	\$266.6	\$125.5	47.1%	\$35.7	13.4%	\$105.4	39.5%
1987	\$298.7	\$138.8	46.5%	\$40.6	13.6%	\$119.3	39.9%
1988	\$330.2	\$153.2	46.4%	\$46.0	13.9%	\$131.0	39.7%
1989	\$369.5	\$175.1	47.4%	\$51.7	14.0%	\$142.7	38.6%
1990	\$412.8	\$200.3	48.5%	\$57.5	13.9%	\$155.0	37.6%
1991	\$452.8	\$222.2	49.1%	\$62.3	13.7%	\$168.3	37.2%
1992	\$480.5	\$237.6	49.5%	\$65.5	13.6%	\$177.4	36.9%

NOTES:

- (1) ALL VALUES ARE EXCLUSIVE OF ALL EXEMPTIONS. PUBLIC UTILITY ROLL NOT INCLUDED.
- (2) AFTER PROP. 13, THE ORIGINAL ROLL WAS ADJUSTED TO REFLECT CHANGES FOR 1975-78.
- (3) BUSINESS INVENTORY BECAME 100% EXEMPT.

LOS ANGELES COUNTY 1992 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1991	1992						
Agoura Hills	\$1,923,380,190	\$1,996,617,600	\$73,237,410	3.81%	7,166	15	376	7,557
Alhambra	\$2,989,327,066	\$3,203,979,967	\$214,652,901	7.18%	13,135	3,675	1,335	18,145
Arcadia	\$3,760,164,913	\$4,039,499,886	\$279,334,973	7.43%	13,486	1,076	1,001	15,563
Artesia	\$635,250,765	\$651,542,584	\$16,291,819	2.56%	3,237	259	459	3,955
Avalon	\$292,176,206	\$322,114,002	\$29,937,796	10.25%	937	259	443	1,639
Azusa	\$1,447,826,146	\$1,512,275,774	\$64,449,628	4.45%	6,982	752	1,089	8,823
Baldwin Park	\$1,631,792,314	\$1,745,421,688	\$113,629,374	6.96%	12,456	891	1,125	14,472
Bell	\$658,590,862	\$706,121,783	\$47,530,921	7.22%	2,202	1,552	532	4,286
Bell Gardens	\$633,516,898	\$701,690,043	\$68,173,145	10.76%	1,273	2,050	676	3,999
Bellflower	\$1,877,966,212	\$1,976,385,505	\$98,419,293	5.24%	9,474	1,878	1,413	12,765
Beverly Hills	\$8,910,962,436	\$9,475,991,482	\$565,029,046	6.34%	7,540	1,199	898	9,637
Bradbury	\$123,916,235	\$137,897,897	\$13,981,662	11.28%	382	6	16	404
Burbank	\$7,405,931,515	\$7,918,140,101	\$512,208,586	6.92%	20,977	3,336	3,149	27,462
Calabasas	\$2,335,240,669	\$2,526,100,221	\$190,859,552	8.17%	7,253	11	222	7,486
Carson	\$6,527,465,507	\$6,452,538,183	(\$74,927,324)	-1.15%	19,510	612	2,663	22,785
Cerritos	\$3,291,679,123	\$3,516,946,569	\$225,267,446	6.84%	15,037	24	578	15,639
Claremont	\$1,472,358,917	\$1,598,524,583	\$126,165,666	8.57%	8,674	295	506	9,475
Commerce	\$2,259,881,479	\$2,353,515,545	\$93,634,066	4.14%	1,622	502	1,420	3,544
Compton	\$2,070,217,072	\$2,196,925,891	\$126,708,819	6.12%	15,329	2,101	2,286	19,716
Covina	\$1,932,134,465	\$2,051,049,211	\$118,914,746	6.15%	10,224	639	1,216	12,079
Cudahy	\$317,279,085	\$339,469,728	\$22,190,643	6.99%	657	789	218	1,664

LOS ANGELES COUNTY 1992 ASSESSED VALUES

CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1991	1992						
Culver City	\$3,328,984,378	\$3,496,972,668	\$167,988,290	5.05%	10,137	1,487	1,627	13,251
Diamond Bar	\$3,315,244,294	\$3,510,903,368	\$195,659,074	5.90%	17,150	23	549	17,722
Downey	\$3,836,928,400	\$4,099,481,807	\$262,553,407	6.84%	19,546	2,016	1,326	22,888
Duarte	\$810,451,703	\$860,826,673	\$50,374,970	6.22%	5,490	83	332	5,905
El Monte	\$2,700,276,925	\$2,922,503,362	\$222,226,437	8.23%	12,013	2,955	2,040	17,008
El Segundo	\$5,594,699,805	\$5,625,237,000	\$30,537,195	0.55%	3,132	793	842	4,767
Gardena	\$2,341,898,804	\$2,489,326,570	\$147,427,766	6.30%	9,387	1,744	1,765	12,896
Glendale	\$10,131,344,061	\$10,793,263,248	\$661,919,187	6.53%	32,606	6,042	3,633	42,281
Glendora	\$2,121,120,021	\$2,266,244,412	\$145,124,391	6.84%	13,487	476	1,098	15,061
Hawaiian Gardens	\$317,685,407	\$335,404,702	\$17,719,295	5.58%	1,805	468	255	2,528
Hawthorne	\$3,165,536,297	\$3,235,235,880	\$69,699,583	2.20%	7,224	2,990	1,326	11,540
Hermosa Beach	\$1,513,910,257	\$1,609,322,563	\$95,412,306	6.30%	4,381	1,650	519	6,550
Hidden Hills	\$400,323,470	\$432,943,276	\$32,619,806	8.15%	694	0	5	699
Huntington Park	\$1,218,703,219	\$1,299,559,555	\$80,856,336	6.63%	3,715	2,354	1,284	7,353
Industry	\$3,024,231,563	\$3,208,669,331	\$184,437,768	6.10%	29	15	1,375	1,419
Inglewood	\$3,287,289,343	\$3,471,513,032	\$184,223,689	5.60%	13,837	4,642	1,945	20,424
Irwindale	\$1,012,912,453	\$1,006,537,474	(\$6,374,979)	-0.63%	242	31	557	830
La Canada Flintridge	\$1,718,348,684	\$1,890,140,079	\$171,791,395	10.00%	7,348	82	328	7,758
La Habra Heights	\$492,663,051	\$520,594,274	\$27,931,223	5.67%	2,115	35	68	2,218
La Mirada	\$2,104,425,776	\$2,300,327,979	\$195,902,203	9.31%	12,814	69	489	13,372
La Puente	\$786,478,857	\$850,402,836	\$63,923,979	8.13%	6,846	225	404	7,475

LOS ANGELES COUNTY 1992 ASSESSED VALUES

CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1991	1992						
La Verne	\$1,393,185,115	\$1,478,482,788	\$85,297,673	6.12%	7,716	356	1,006	9,078
Lakewood	\$2,947,590,071	\$3,143,124,029	\$195,533,958	6.63%	22,538	679	418	23,635
Lancaster	\$4,438,654,882	\$4,683,307,058	\$244,652,176	5.51%	33,549	1,124	7,637	42,310
Lawndale	\$984,099,670	\$1,029,683,380	\$45,583,710	4.63%	2,862	2,168	536	5,566
Lomita	\$825,438,743	\$870,595,381	\$45,156,638	5.47%	3,780	809	527	5,116
Long Beach	\$20,332,426,968	\$21,452,590,431	\$1,120,163,463	5.51%	74,634	17,420	12,356	104,410
Los Angeles	\$181,586,357,521	\$192,436,754,463	\$10,850,396,942	5.98%	570,488	107,195	67,766	745,449
Lynwood	\$1,125,530,494	\$1,204,168,352	\$78,637,858	6.99%	7,249	1,770	1,065	10,084
Malibu	\$3,040,884,003	\$3,302,554,097	\$261,670,094	8.61%	5,933	237	393	6,563
Manhattan Beach	\$3,796,699,418	\$4,009,108,390	\$212,408,972	5.59%	10,273	1,783	524	12,580
Maywood	\$386,069,958	\$421,330,916	\$35,260,958	9.13%	1,676	1,287	430	3,393
Monrovia	\$1,658,475,867	\$1,749,738,240	\$91,262,373	5.50%	7,118	1,676	1,045	9,839
Montebello	\$2,108,588,240	\$2,278,250,788	\$169,662,548	8.05%	9,820	1,586	1,258	12,664
Monterey Park	\$2,590,227,008	\$2,720,981,140	\$130,754,132	5.05%	12,772	1,536	1,018	15,326
Norwalk	\$2,547,159,249	\$2,686,754,169	\$139,594,920	5.48%	21,382	511	1,242	23,135
Palmdale	\$4,326,747,020	\$4,667,076,894	\$340,329,874	7.87%	30,972	471	4,766	36,209
Palos Verdes Estates	\$1,948,644,030	\$2,061,813,428	\$113,169,398	5.81%	5,132	31	66	5,229
Paramount	\$1,447,343,886	\$1,557,450,642	\$110,106,756	7.61%	5,577	1,490	1,494	8,561
Pasadena	\$8,084,910,179	\$8,907,214,595	\$822,304,416	10.17%	28,331	4,225	3,188	35,744
Pico Rivera	\$2,054,618,618	\$2,123,281,474	\$68,662,856	3.34%	12,683	449	1,048	14,180
Pomona	\$4,287,789,203	\$4,542,901,730	\$255,112,527	5.95%	24,665	2,138	3,086	29,889

LOS ANGELES COUNTY 1992 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1991	1992						
Rancho Palos Verdes	\$3,875,510,366	\$4,124,528,433	\$249,018,067	6.43%	15,203	39	160	15,402
Redondo Beach	\$4,980,421,998	\$5,205,326,140	\$224,904,142	4.52%	15,654	2,632	969	19,255
Rolling Hills	\$479,662,615	\$507,186,161	\$27,523,546	5.74%	750	2	6	758
Rolling Hills Estates	\$1,044,243,166	\$1,105,388,423	\$61,145,257	5.86%	2,959	1	221	3,181
Rosemead	\$1,497,099,774	\$1,613,165,022	\$116,065,248	7.75%	7,585	2,064	864	10,513
San Dimas	\$1,827,911,884	\$1,979,994,304	\$152,082,420	8.32%	9,063	289	894	10,246
San Fernando	\$678,886,372	\$721,949,201	\$43,062,829	6.34%	3,830	520	726	5,076
San Gabriel	\$1,428,439,855	\$1,528,953,545	\$100,513,690	7.04%	7,024	1,079	945	9,048
San Marino	\$1,563,945,259	\$1,687,476,544	\$123,531,285	7.90%	4,579	2	179	4,760
Santa Clarita	\$7,112,982,764	\$7,513,287,460	\$400,304,696	5.63%	36,676	426	2,845	39,947
Santa Fe Springs	\$2,906,192,423	\$3,031,694,976	\$125,502,553	4.32%	3,341	51	2,191	5,583
Santa Monica	\$8,613,677,325	\$9,303,622,010	\$689,944,685	8.01%	13,950	4,484	2,356	20,790
Sierra Madre	\$581,852,508	\$622,267,992	\$40,415,484	6.95%	3,517	354	206	4,077
Signal Hill	\$859,637,870	\$873,004,676	\$13,366,806	1.55%	2,146	626	1,393	4,165
South El Monte	\$797,932,127	\$845,921,567	\$47,989,440	6.01%	2,420	459	1,516	4,395
South Gate	\$2,201,985,035	\$2,329,247,628	\$127,262,593	5.78%	10,849	3,278	1,794	15,921
South Pasadena	\$1,275,729,179	\$1,375,867,184	\$100,138,005	7.85%	5,476	997	349	6,822
Temple City	\$1,213,264,416	\$1,312,516,353	\$99,251,937	8.18%	8,262	964	498	9,724
Torrance	\$11,077,048,082	\$11,770,412,696	\$693,364,614	6.26%	33,166	2,058	2,755	37,979
Vernon	\$2,224,717,733	\$2,271,156,259	\$46,438,526	2.09%	3	1	1,400	1,404
Walnut	\$1,787,568,170	\$1,937,209,479	\$149,641,309	8.37%	8,531	12	237	8,780

LOS ANGELES COUNTY 1992 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1991	1992						
West Covina	\$3,715,046,176	\$3,901,515,909	\$186,469,733	5.02%	23,711	424	818	24,953
West Hollywood	\$2,944,259,611	\$3,087,989,660	\$143,730,049	4.88%	6,068	2,159	957	9,184
Westlake Village	\$1,233,525,144	\$1,257,785,333	\$24,260,189	1.97%	3,033	164	204	3,401
Whittier	\$3,249,736,109	\$3,432,156,372	\$182,420,263	5.61%	18,284	2,111	1,538	21,933
Total Incorp. Areas	\$426,803,230,947	\$452,314,944,044	\$25,511,713,097	5.98%	1,506,781	224,238	180,288	1,911,307
Unincorporated Areas	\$33,692,836,230	\$36,117,700,704	\$2,424,864,474	7.20%	253,830	20,533	50,049	324,412
TOTAL L.A. COUNTY	\$460,496,067,177	\$488,432,644,748	\$27,936,577,571	6.07%	1,760,611	244,771	230,337	2,235,719

(1) THE ASSESSED VALUES DO NOT INCLUDE STATE BOARD OF EQUALIZATION VALUED PROPERTIES (PRIMARILY PUBLIC UTILITIES), OR EXEMPT PROPERTIES (SUCH AS CHURCHES, HOSPITALS, AND SCHOOLS), FOR WHICH THERE IS NO STATE REIMBURSEMENT. THEY DO INCLUDE THE HOMEOWNER EXEMPTION WHICH IS REIMBURSED BY THE STATE.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Agoura Hills	3.81%	1992 found sales volume increased slightly, but was moderated by price reductions. There was limited new tract construction due to an oversupply of single family residential housing.
Artesia	2.56%	The economic downturn caused many Proposition 8 assessment declines.
Avalon	10.25%	The percentage increase is primarily attributable to continued sales volume and further completion of condominium construction in the Hamilton Cove project.
Azusa	4.45%	Because of a continuing decline in demand for single family residential and commercial developments, transfers and new construction activity in this area have dropped below county averages.
Bell Gardens	10.76%	Various non-taxable Community Redevelopment Agency (CRA) projects reverted to taxable status.
Bradbury	11.28%	This exclusive residential area continues to drive real estate values upward at the highest rate in the San Gabriel Valley.
Calabasas	8.17%	Construction and transfers of new single family residences slowed, but showed an overall increase due to builders' price discounting of existing home inventories.
Carson	-1.15%	Reflects decline in value and activity of the petroleum industry and closure of the large Shell Oil Refinery.
Claremont	8.57%	Increased luxury home construction and residential transfer activity because of area's desirability.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Commerce	4.14%	Static residential sales activity, and decreasing commercial/industrial transfers and new construction activity.
El Monte	8.23%	Higher than average commercial new construction activity, including warehouses and auto dealerships.
El Segundo	0.55%	Minimal growth due to decline in value of commercial-industrial office buildings, and the overall assessment reduction affecting personal property and fixtures in the aerospace industry.
Hawthorne	2.20%	A general decline in the residential sales market, the saturation of apartment development, and the halt in new construction on several redevelopment projects because of pending litigation have all contributed to a minimal value increase.
Hidden Hills	8.15%	This gate guarded community of luxury residences produced a dramatic increase in transfers despite the economic slowdown. Due to the location and desirability of this upscale neighborhood, new construction continues to be strong.
Irwindale	-0.63%	Decline in the personal property and fixture valuations.
La Canada Flintridge	10.00%	An increase in transfers in this desirable area and additional construction of luxury custom homes.
La Mirada	9.31%	Construction and sales of new luxury single family residences.
La Puente	8.13%	This area is experiencing a strong demand for housing in the lower levels of the price spectrum.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Malibu	8.61%	A possible building moratorium by the City of Malibu has spurred increased construction of luxury homes.
Maywood	9.13%	Various non-taxable Community Redevelopment Agency projects reverted to taxable status.
Montebello	8.05%	Commercial new construction has been increasing especially with the continued development and expansion of the Montebello Town Center area. Commercial sales were almost double what they had been the year before.
Palmdale	7.87%	In spite of the general economic downturn, the demand for affordable entry level housing remained strong. Development shifted to the construction of smaller lower priced tract homes to accommodate the demand.
Paramount	7.61%	Higher than average new construction including condominiums and apartment complexes.
Pasadena	10.17%	The city has demonstrated a strong growth in its assessment base due to the completion of major commercial projects in "Old Towne", and increased new construction activity for high density residential projects.
Pico Rivera	3.34%	Static area with less than average transfer and new construction activity.
Redondo Beach	4.52%	This modest increase reflects the recent decline in the market for upper-middle class housing and the economic impact of recent aerospace layoffs in a community heavily populated by workers in this field.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

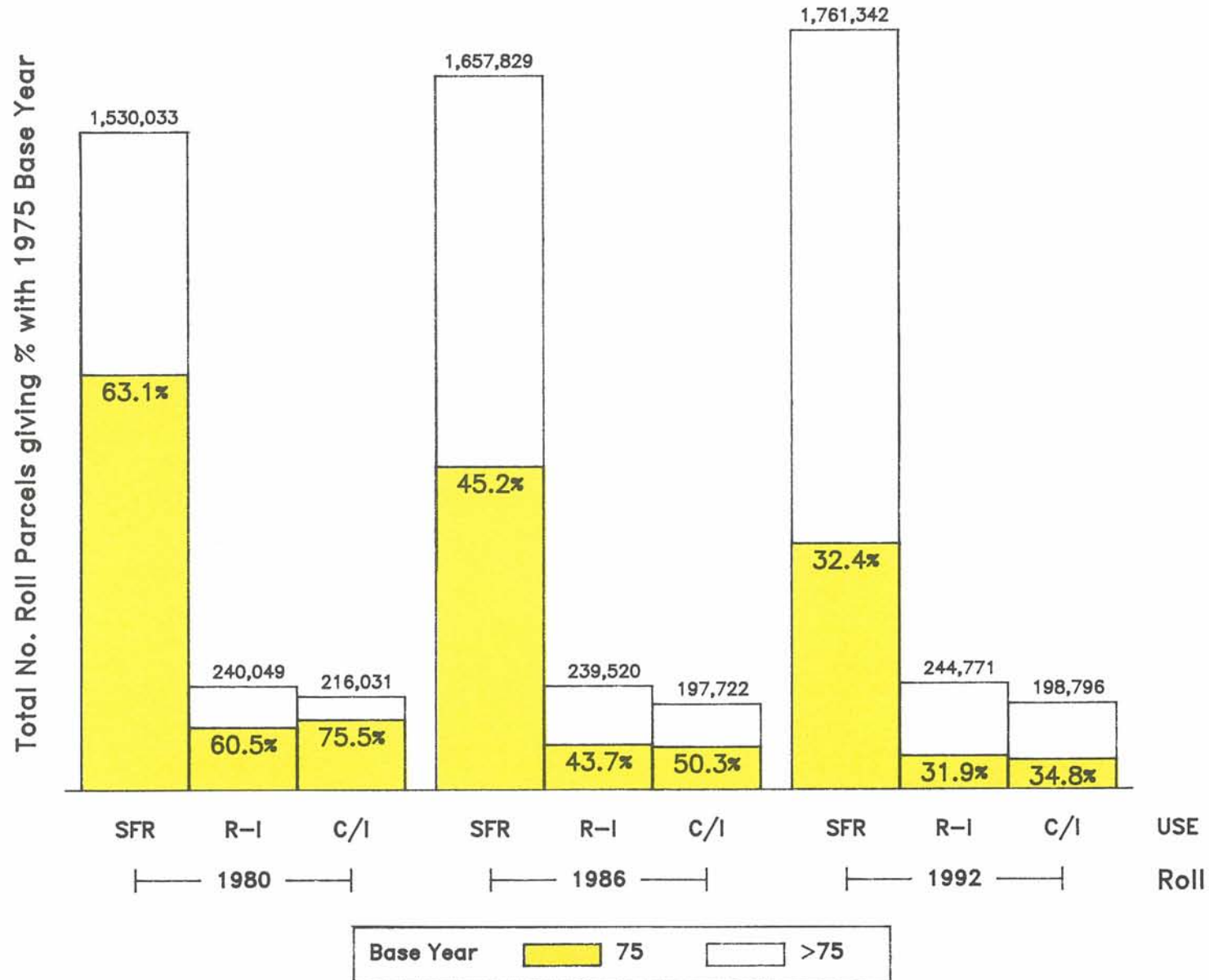
<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Rosemead	7.75%	Slightly above average increase in assessment base due to moderate commercial construction activity concentrating on "mini-malls", and secondary single family residential being added to the larger improved R1 lots.
San Dimas	8.32%	This increase is primarily ascribed to the increase in new construction and sales activity of a custom home tract.
San Marino	7.90%	Appreciation of single family residences remained above average due to the high demand for luxury housing in this affluent area, unaffected by the recession. Remodelling and additions to single family residences continues at a strong pace.
Santa Fe Springs	4.32%	Commercial sales activity was down 35% this year. In the past there had been much Community Redevelopment Agency activity which has probably reached a saturation point.
Santa Monica	8.01%	Continued higher than average new construction of condominiums. Low density housing is being replaced with high density housing.
Signal Hill	1.55%	A minimal increase traceable to a static residential market and the decline in value and activity of the petroleum industry.
South Pasadena	7.85%	The increase is attributable to an increase in condominium transfers and South Pasadena's desirability continuing to demand above average selling prices.
Temple City	8.18%	The city is continuing its moderate transition from older single family residences to higher density condominium projects. Remodelling and additions of single family residences continue at a steady level.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Vernon	2.09%	Less than average commercial/industrial transfer and construction activity.
Walnut	8.37%	New tract construction and sales activity, specifically in the custom home category, continues in this community.
Westlake Village	1.97%	A static area with many Proposition 8 assessment declines in value.

1975 BASE YEAR ROLL PARCELS

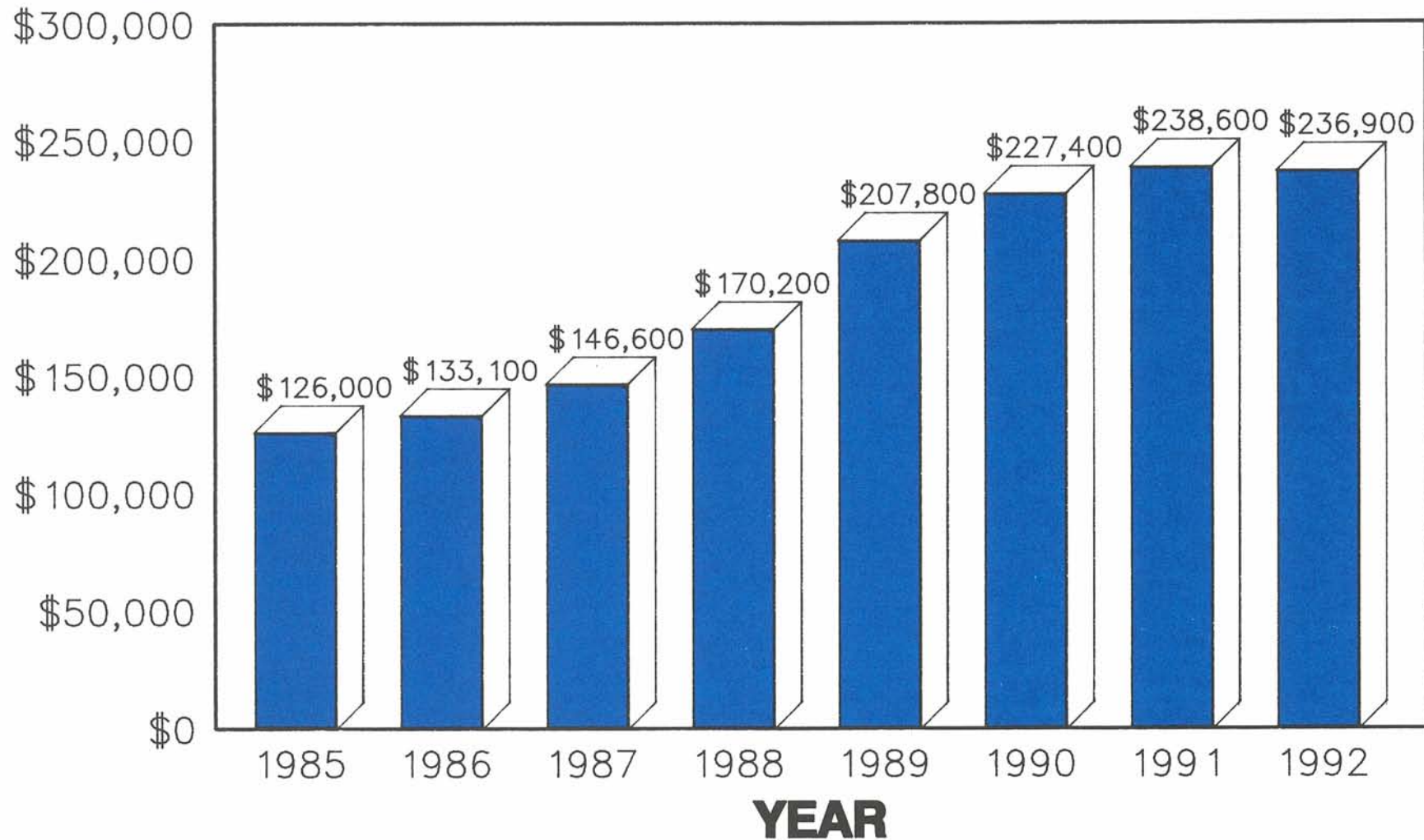
by Single Family Res (SFR), Residential Income (R-I), and Commercial Industrial (C/I)



AVERAGE SINGLE FAMILY RESIDENTIAL SALES PRICE

IN LOS ANGELES COUNTY

SALES PRICE

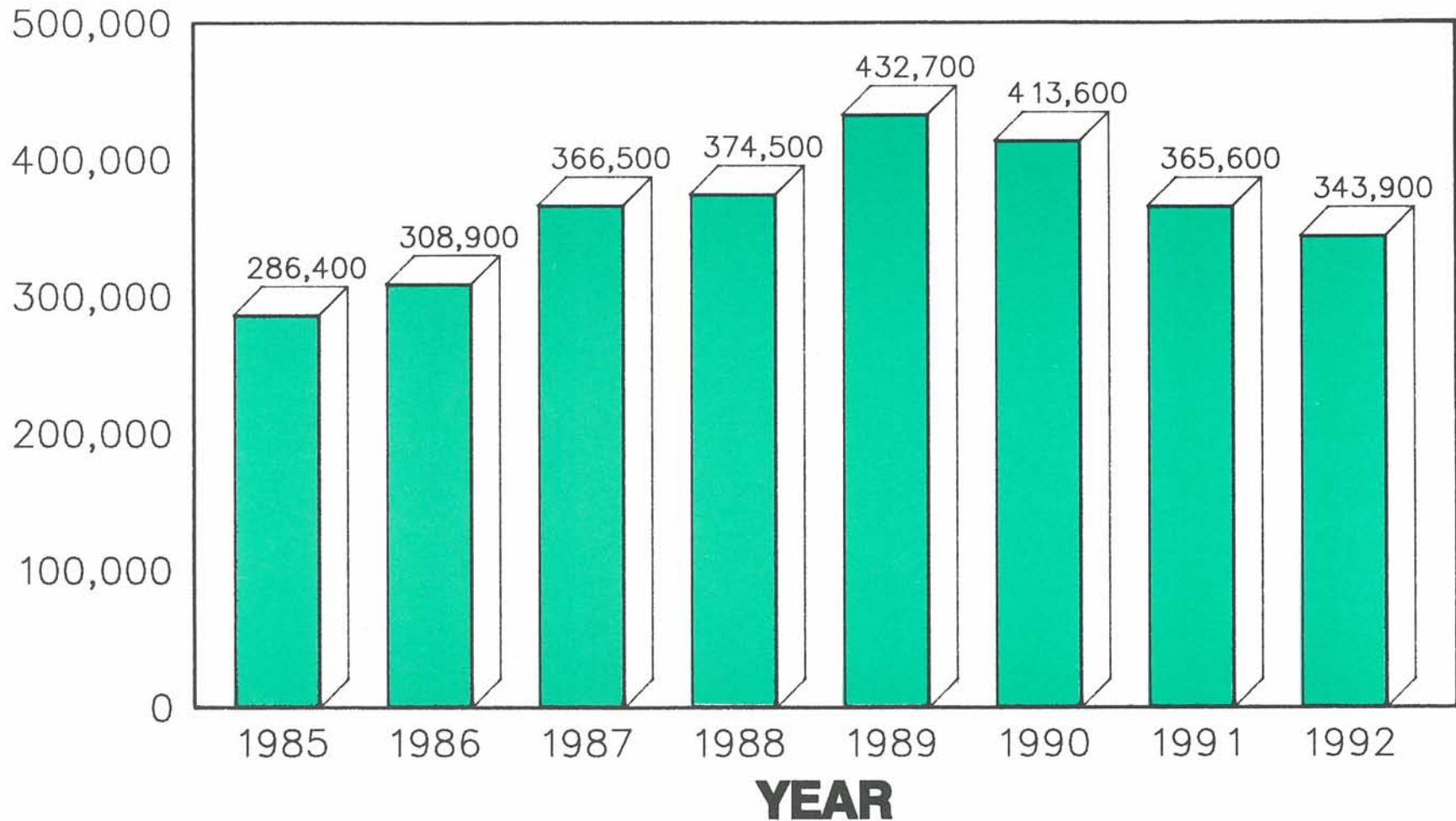


EACH YEAR REPRESENTS THE LIEN DATE
TRANSFER PERIOD MARCH THRU FEBRUARY

TOTAL NUMBER OF PROPERTY TRANSFERS

IN LOS ANGELES COUNTY

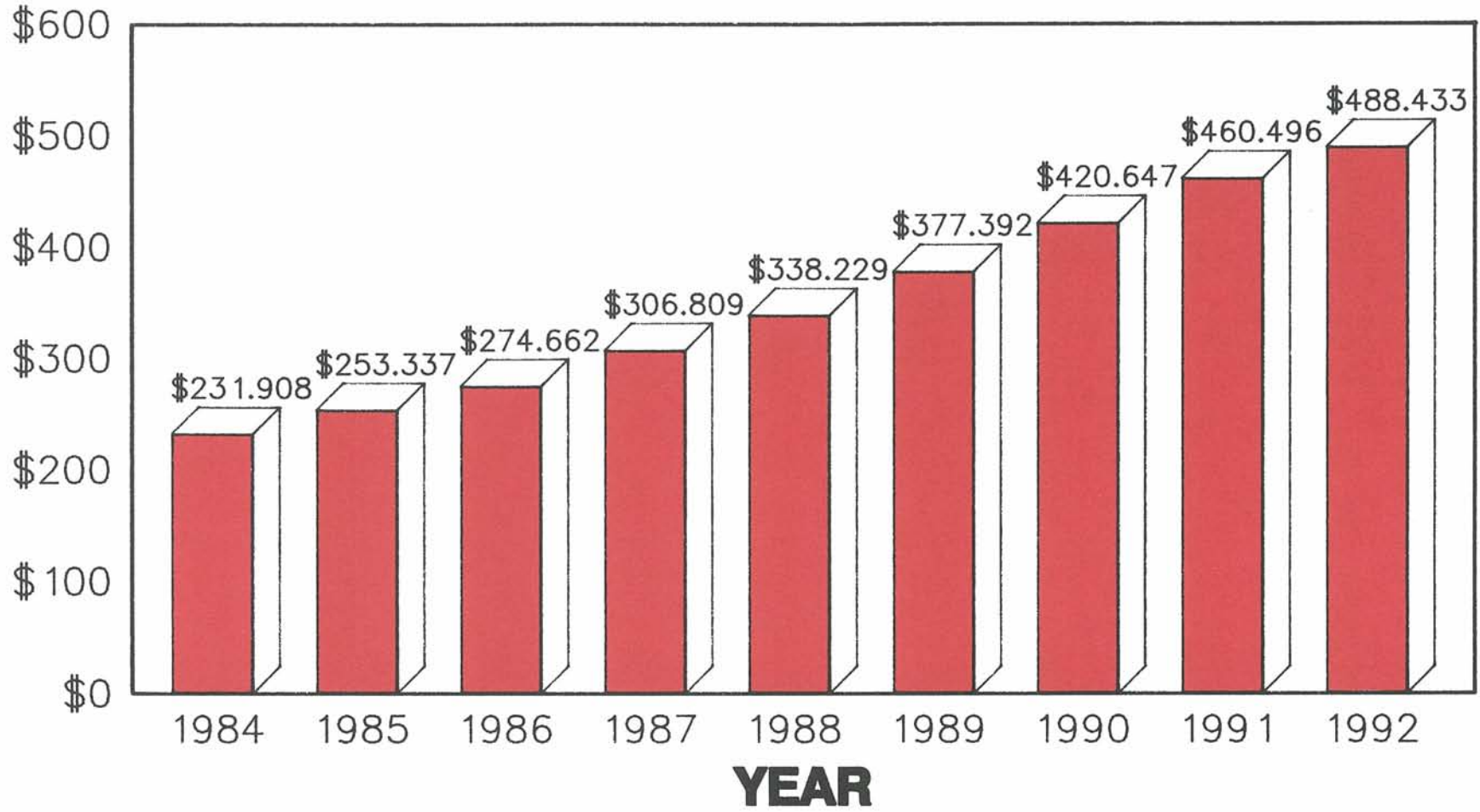
TOTAL TRANSFERS



TRANSFER VOLUME REPRESENTS THE LIEN
DATE PERIOD MARCH THRU FEBRUARY

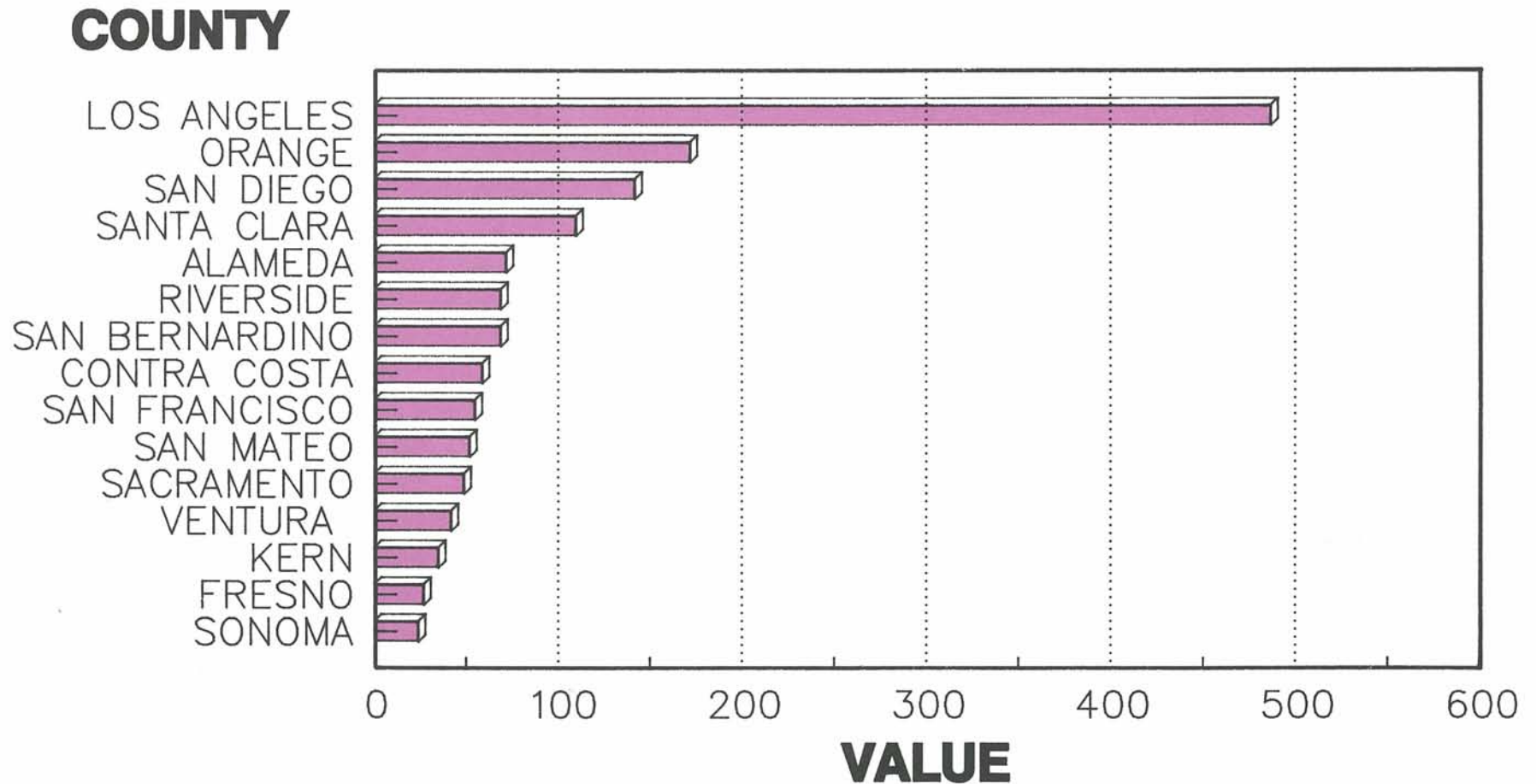
LOS ANGELES COUNTY
GRAND TOTAL LOCAL ROLL
(VALUES IN BILLIONS)

VALUE



LOCAL ROLL EXCLUDES REAL ESTATE EXEMPTIONS

TOP 15 COUNTIES
GROSS TOTAL ASSESSED VALUATION
FISCAL YEAR 1991-92



DATA PROVIDED BY THE STATE BOARD OF EQUALIZATION
TOTALS INCLUDE PUBLIC UTILITY ASSESSMENTS
VALUE IN BILLIONS